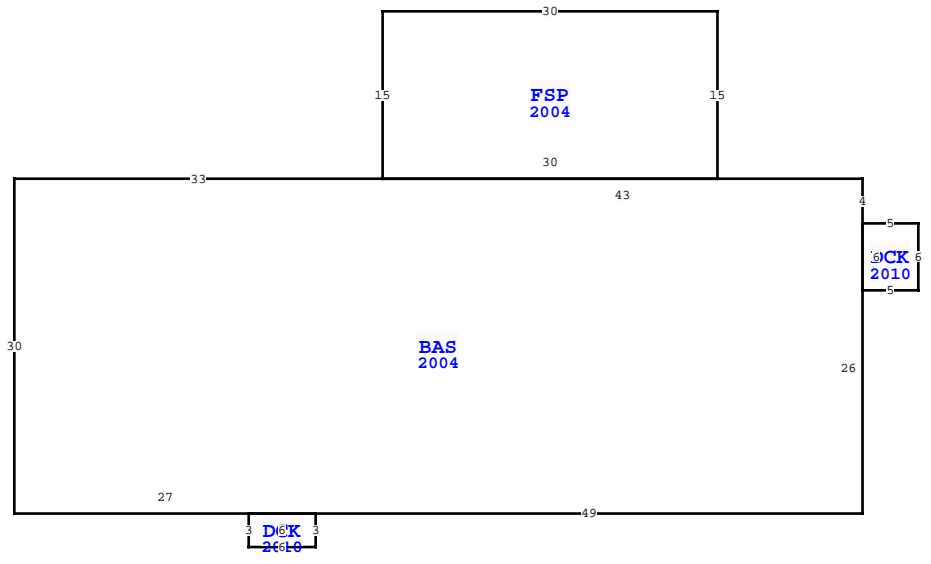


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	10	LAMINATED	70
Interior Floo	14	CARPET	30
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	100
Bathrooms		2.5	100
Stories	1.	1.100	
Class	00	N/A	100
Units		0	100
Quality	08	FAIR	
DOR CODE	0200	MOBILE HOME	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	63.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	2004
DCK	18	10	2010
DCK	30	10	2010
FSP	450	60	2004
TOTALS	2,778		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HOM	100%	- 2021								
			Heated Area: 2280			HX Base Yr 2021					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		108,685	
TOTAL MARKET OB/XF VALUE		8,350	
TOTAL LAND VALUE - MARKET		34,125	
TOTAL MARKET VALUE		151,160	
SOH/AGL Deduction		26,174	
ASSESSED VALUE		124,986	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		74,986	
TOTAL JUST VALUE		151,160	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		121,346	
LEFT MESSAGE FOR ZACHARY MCDONALD'S SSN&FLDL			
5 YR PRCL CK, PU XFOB LN 8			
COA PER FORM 3547			
MLD EXEMPTION REMOVAL LETTER. SEE ABOVE NOTE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000618	RE-ROOF/SHINGLES-		09/04/2024
2010522	MECH	0	06/24/2010
2010313	MH SET-UP-CO	0	05/05/2010
024727	ELECT	0	02/24/1999
023616	N/A	0	05/20/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1378/0196	9/13/2024	WD	Q	I	01	245,000
GRANTOR: MCDONALD DILLON						
GRANTEE: WILLIAMS BRETT T						
1194/0892	12/18/2020	WD	Q	I	01	110,000
GRANTOR: CM&SMCRUM, LLC						
GRANTEE: MCDONALD DILLON & A						

EXTRA FEATURES		91 CHEROKEE DR, SOPCHOPPY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0025	BARN, POLE	0 100
2	0025	BARN, POLE	0 100
3	0935	OPEN SHED	0 100
4	0700	PORT BLDG	0 100
5	0130	FIRE PLACE	0 100
6	0500	WORK SHOP	0 100
7	0210	CONCRETE D	0 100
8	0935	OPEN SHED	0 100

BLD DATE	05/02/2019	MMJTT	LGL DATE	05/02/2019	MMJTT											
XF DATE	05/02/2019	MMJTT	LAND DATE	05/02/2019	MMJTT											
INC DATE			AG DATE													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0025	BARN, POLE	0 100	36	24	864.00	SF	12.50	12.50	100	1989	1989	3	20	2,160	
2	0025	BARN, POLE	0 100	24	24	576.00	SF	12.50	12.50	100	2007	2007	3	30	2,160	
3	0935	OPEN SHED	0 100	12	8	96.00	SF	6.00	6.00	100	2006	2006	3	27	156	
4	0700	PORT BLDG	0 100	12	10	120.00	SF	8.00	8.00	100	1989	1989	3	46	442	
5	0130	FIRE PLACE	0 100	0	0	1.00	UT	1,300.00	1,300.00	100	2004	2004	3	62	806	
6	0500	WORK SHOP	0 100	24	12	288.00	SF	15.00	15.00	100	2011	2011	3	47	2,030	
7	0210	CONCRETE D	0 100	12	4	48.00	SF	6.00	6.00	100	2011	2011	3	47	135	
8	0935	OPEN SHED	0 100	12	8	96.00	SF	6.00	6.00	100	2018	2018	3	80	461	
TOTAL OB/XF 8,350																

BUILDING NOTES											
BAS=[YR=2004] W43 FSP=[YR=2004] E30 N15 W30 S15\$ W33 S30 E27											
DCK=[YR=2010] W6 S3 E6 N3\$ E49 N26 DCK=[YR=2010] S6 E5 N6 W5\$ N4\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000201	C	MH	100			0.00	0.00	4.55	AC		1.00	1.00	1.00	7,500.00	7,500.00	34,125							